

Home Inspection Report



7111 Old Trail Rd., Fort Wayne, IN 46809

Inspection Date:

Tuesday, April 28, 2020

Prepared For:

Ness Bros

Prepared By:

FamilyGuard

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Report Number:

04282020-01

Inspector:

Alex Bishop

License/Certification #:

HI01600042

Inspector Signature:

Report Overview

Scope of Inspection

All components designated for inspection in the ASHI Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report. It is the goal of the inspection to provide a home buyer additional knowledge of the home. The knowledge from the inspection report is equipped to help a home buyer make a more informative decision during a real estate transaction. Not all improvements will be identified during the inspection. Unexpected repairs should still be anticipated. Please refer to the pre-inspection agreement for a full explanation of the scope of the inspection.
Visual Inspection Only

As noted in the pre-inspection agreement, some components/systems throughout the house will be rated Satisfactory, Marginal, Poor, Safety Hazard, Aged or as a Significant Finding. Please refer to the pre-inspection agreement or the below list for a more detailed description of the definitions.

DEFINITIONS

Apparent Condition: Systems and components are rated as follows:

SATISFACTORY - Indicates the component is functionally consistent with its original purpose but may show signs of normal wear and tear and deterioration.

MARGINAL - Indicates the component does not meet the industry standard or the component is not equivalent to its original design and will probably require maintenance, repair or replacement anytime within five years.

POOR - Indicates the component will need repair or replacement now or in the very near future.

SAFETY HAZARD - Denotes a condition that is unsafe and in need of prompt attention.

SIGNIFICANT FINDING - A system or component that is considered significantly deficient, inoperable or unsafe.

AGED - Indicates the component is at the end of its lifespan and will need replacement or repair in the near future.

A system or component that is indicated as MARGINAL or POOR can also be simultaneously deemed as AGED, as a SIGNIFICANT FINDING and/or as a SAFETY HAZARD.

Weather Conditions

Sunny

Recent Rain

Yes

Ground Cover

Wet

Approximate Age

95 years

Report Summary

Overview of Summary

The summary page identifies potentially notable findings. **Please review all pages of the report as the summary page is not a complete listing of all the findings in the report.** FamilyGuard recommends all home repairs, regardless of difficulty or size, be performed by a licensed professional. It is also recommended that all systems/components connected, joined, affixed, related to and/or in conjunction with any home repairs be further evaluated by a licensed professional. FamilyGuard recommends obtaining a copy of all receipts, warranties, permits, technician notes and a description of work performed for all home repairs and/or evaluations.

Significant Findings

The furnace is inoperable (Page 21).

Roof

Roof

- Visibility/Accessibility** ☒ All ☐ Limited visibility/accessibility ☐ Debris/tree branches along the roof
☐ Snow/ice along the roof ☐ Inclement weather ☐ Steep pitch roof
- Layers** ☒ Appears to be 1 layer ☐ Appears to be 2+ layers
- Approximate Age** ☐ 1-5+ years ☐ 5-10+ years ☐ 10-15+ years ☐ 15-20+ years ☒ 20+ years
- Condition** ☐ Satisfactory ☐ Marginal ☒ Poor ☐ Curling ☒ Cracking ☐ Ponding
☒ Broken/loose tabs/shingles/tiles ☒ Exposed nails/staples ☒ Granule loss
☒ Missing tabs/shingles/tiles ☐ Biological growth ☐ Evidence of leakage ☒ Deterioration
☐ Lifted shingles ☐ Aged ☐ Previous repairs ☐ Debris ☐ Bald spots
☐ Unconventional/excessive use of sealant ☐ Subpar repairs
☐ Tree limbs/vegetation in contact with roof ☐ Defects with vents/flues ☐ Multiple layers
☐ Brackets/anchor bolts on roof ☐ Creased shingles

Photos



Missing shingles.

Grounds

Driveway

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Deterioration ☐ Uneven surface ☐ Cracks
☐ Grass/dirt surface ☐ Trip hazard

Service Walks/Steps

Condition ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Uneven risers/surfaces ☐ Cracks/deterioration ☐ No handrail
☐ Slopes ☒ Loose handrail ☐ Safety hazard

Photos



Porch

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Uneven risers ☐ Cracks/deterioration
☐ Missing/loose railing/handrail ☐ Slopes ☐ Improper spacing between railing ☐ Safety hazard

Landscaping

Landscaping ☐ Satisfactory ☒ Marginal ☐ Poor ☒ Trim back trees/shrubberies ☐ Mulch in contact with siding
☐ Remove wood/debris from around house ☐ Standing water ☐ Negative grade

Hose Bibs

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ No anti-siphon/frost free valve ☐ Leaks ☐ Inoperable
☐ Loose/detached

Exterior

Chimney/Fireplace

Condition

- ☐ Satisfactory ☒ Marginal ☐ Poor ☒ Deterioration ☐ Loose brick ☐ Rust
☒ Rain cap/spark arrestor missing ☐ Hole(s) in metal ☒ Crack(s) along top plate ☐ Loose mortar joints
☐ Cracked/shifted clay tiles ☐ Needs cleaning ☐ Subpar/improper flashing
☐ Unconventional/excessive use of sealant ☐ Inadequate hearth ☐ Safety hazard

Comments

Maintenance Tip - FamilyGuard recommends all chimneys/fireplaces have an annual inspection by a licensed professional.

Photos



The chimney is missing a rain cap/spark arrestor.



Deterioration along the brick/mortar.

Gutters

Condition

- ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Rust ☐ Downspout(s) needed ☒ Need to be cleaned
☐ Leaking ☒ Loose/detached ☐ Gutter spike(s) pulling away ☐ Downspout elbow(s) needed
☐ No gutter extensions ☐ Gutter system missing/partially missing ☐ Dents/damage ☐ Standing water

Photos



Detached gutter extension.

Siding

Condition

- ☐ Satisfactory ☒ Marginal ☐ Poor ☒ Loose/detached ☒ Cracks/gaps/holes ☐ Biological growth
☐ Damage ☐ Deterioration ☐ Low ground clearance ☒ Discoloration ☐ Dents ☒ Flaking/peeling
☐ Recommend refinishing/painting

Comments

Cracks and holes in siding, loose/detached siding, gaps in siding and missing siding have the potential to allow water/moisture, insects, pests/rodents into the framing of a house. The intrusion of water/moisture, insects, pests/rodents has the potential to cause damage to a house.

Photos

Missing doorbell.



Wood rot/deterioration.



Flaking/peeling along the siding.



Loose/cracked siding.

Exterior Electrical/Receptacles/Lights**Exterior Electrical/Receptacles/Lights**

- ☐ Satisfactory ☒ **Marginal** ☐ Poor ☐ GFCI protected ☐ Inoperable
☐ Reverse polarity ☐ Open ground(s) ☐ Non GFCI ☐ GFCI inoperable
☐ Loose/detached ☐ Weather protective cover missing/damaged
☒ Cover plate loose/missing/cracked ☐ Inoperable lights
☐ No apparent exterior receptacles ☐ Recommend adding exterior receptacles
☐ Unconventional wiring ☒ **Safety hazard** ☐ Loose wires

Photos

Loose/detached cover.

WDI**Wood Destroying Insect Damage/Signs of Treatment**

- ☐ Yes ☒ None apparent ☐ Frass ☐ Mud tubes
☒ Limited visibility ☒ Finished walls/ceilings/floors
☒ Cabinetry/shelving ☒ Furniture/stored items
☒ Cluttered condition ☒ Exterior siding ☒ Dense vegetation
☐ Wood pile ☒ Moisture/dampness in basement/crawl space

Cooling System

Air Conditioning

Unit

Brand/Model #: Goodman/CKL301E

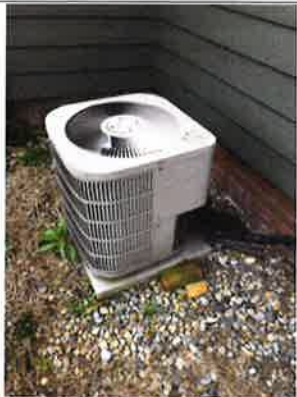
Approximate Age: The approximate manufactured date of the condenser is 2002.

☐ Satisfactory ☐ Marginal ☒ **Poor** ☒ Needs cleaning ☒ Aged ☒ Not level ☐ Inoperable
☐ Insulation missing/deteriorated ☒ No current service record ☒ Service recommended
☐ Dents/damage Serial #: 0207414568

Refrigerant Type ☒ R22 ☐ R410a

Evaporator Coil ☒ Sealed ☒ Not visible

Photos



Condenser. Due to the inoperable thermostat, the air conditioner is inoperable.

Garage

Garage Photos



No gutter system.



Flaking/peeling along the siding.



Crack along the slab.



The exterior receptacle is non GFCI protected.



Dents/damage along the overhead garage door. The door also appears to be off its track.



Damaged windows.



Missing/damaged shingles.



The overhead garage door was locked/inoperable during the inspection. Systems/components within the garage could not be inspected.

Overhead Door(s)

Condition

- ☐ Satisfactory
 ☐ Marginal
 ☒ **Poor**
☐ Inoperable
 ☐ Weatherstrip missing/damaged
 ☐ Deterioration
☐ Flaking/peeling
 ☐ Broken/defective spring
 ☒ Dents
 ☒ Damage
 ☐ Noisy

Garage

Exterior

Roof ☒ 1 layer ☐ 2+ layers

Approximate Age ☐ 1-5+ years ☐ 5-10+ years ☐ 10-15+ years ☐ 15-20+ years ☒ 20+ years

Condition ☐ Satisfactory ☐ Marginal ☒ Poor ☒ Aged ☒ Granule loss ☒ Deterioration

☐ Broken/loose tabs/shingles/tiles ☒ Missing tabs/shingles/tiles ☐ Debris

Siding ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Loose/detached ☐ Cracks/gaps/holes ☐ Biological growth

☐ Damage ☒ Deterioration ☒ Flaking/peeling ☒ Discoloration ☐ Dents

Gutters ☐ Satisfactory ☐ Marginal ☒ Poor ☐ Rust ☐ Downspout(s) needed ☐ Need to be cleaned

☐ Leaking ☐ Loose/detached ☐ Gutter spike(s) pulling away ☐ Downspout elbow(s) needed

☐ No gutter extensions ☒ Gutter system missing/partially missing ☐ Dents/damage ☐ Standing water

Windows

Condition ☐ Satisfactory ☐ Marginal ☒ Poor ☐ Inoperable ☐ Missing/torn screen(s)

☐ Broken/missing hardware ☐ Defective crank ☐ Cracked glass ☐ Discoloration

☐ Does not stay open ☒ Deterioration ☐ Insulated glass seal failure ☒ Aged

☐ Window/lock out of alignment ☐ Difficult to operate

Floor/Concrete Slab

Condition ☐ Satisfactory ☒ Marginal ☐ Poor ☒ Cracks ☒ Deterioration ☐ Uneven surfaces ☐ Trip hazard

Electrical/Receptacles/Lights

☐ Satisfactory ☒ Marginal ☐ Poor ☐ GFCI protected ☐ Inoperable ☐ Reverse polarity

☐ Open ground(s) ☒ Non GFCI ☐ GFCI inoperable ☐ Cover plates loose/missing/cracked

☐ No apparent receptacles ☐ Inoperable lights ☐ Exposed wires ☐ Open junction boxes

☒ Safety hazard

Kitchen

Kitchen Photos



Kitchen.



Ants.



S-trap underneath the sink.
S-traps no longer meet modern day plumbing standards. S-traps have the potential to siphon and become dry thus creating the potential to allow sewer gases into the house. S-traps also have the potential to make a knocking/gurgling sound when draining.



Discoloration within the cabinets underneath the sink.



Apparent mice/rodent droppings.



Corrosion. This is located underneath the sink.

Cabinets/Countertops

Condition ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Loose/detached ☒ Discoloration ☒ Flaking/peeling ☒ Aged

Plumbing

Pipe Leaks/Corrosion ☐ Leaks ☒ Corrosion ☐ None apparent ☒ Limited visibility

Sink/Faucet ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Faucet leaks ☐ Faucet loose ☐ Cracks/chips

Kitchen

Plumbing cont.

Sink/Faucet cont. ☐ Spray hose inoperable ☐ Defective diverter ☐ Abnormal water pressure
☐ Hot and cold reversed ☐ Rust/corrosion

Walls/Ceiling

Condition ☐ Satisfactory ☒ Marginal ☐ Poor ☒ Cracks ☐ Damage ☐ Discoloration ☐ Holes
☒ Flaking/peeling

Floor

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Slopes ☒ Squeaks ☐ Cracks ☐ Sags ☐ Gaps/holes
☐ Uneven surfaces ☐ Trip hazard

Doors

Condition ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Broken/missing hardware ☐ Door latch defective
☐ Weatherstrip torn/missing ☒ Flaking/peeling on entry door ☐ Damaged ☐ Drags the carpet/floor
☐ Defects with screen door

Windows

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Inoperable ☐ Missing/torn screen(s)
☐ Broken/missing hardware ☐ Defective crank ☐ Cracked glass ☐ Discoloration
☐ Does not stay open ☐ Deterioration ☐ Insulated glass seal failure ☐ Aged
☐ Window/lock out of alignment ☐ Difficult to operate ☐ Loose window sash

Miscellaneous

Switches/Receptacles/Lights ☒ Satisfactory ☐ Marginal ☐ Poor ☒ Receptacles GFCI protected
☐ Reverse polarity ☐ Open ground(s) ☐ Inoperable switch(es)
☐ Inoperable receptacle(s) ☐ 2 prong ☐ Cracked/broken ☐ Non GFCI receptacles
☐ GFCI inoperable ☐ Cover plates loose/missing/cracked ☐ Inoperable lights
☐ Safety hazard

Refrigerator ☒ Operable ☐ Inoperable ☐ Inoperable water/ice dispenser ☒ Aged

Bathroom 1

Bath

Sinks

Pipe leaks/corrosion: ☐ Leaks ☐ Corrosion ☒ None apparent ☒ Limited visibility Condition of sinks:
☒ Satisfactory ☐ Marginal ☐ Poor ☐ Drain stopper inoperable/missing ☐ Clogged drain
☐ Discoloration ☐ Cracks/chips ☐ Faucet/handle leaks ☐ Faucet/handle loose
☐ Abnormal water pressure ☐ Loose sink/vanity ☐ Hot and cold reversed ☐ Rust/corrosion

Shower/Tub

Pipe leaks/corrosion: ☐ Leaks ☐ Corrosion ☒ None apparent ☒ Limited visibility
 Condition of shower/tub: ☐ Satisfactory ☐ Marginal ☒ Poor ☐ Drain stopper inoperable/missing
☐ Showerhead/faucet leaks ☐ Clogged drain ☐ Discoloration ☐ Cracks/chips ☐ Defective diverter
☐ Showerhead/faucet loose ☒ Abnormal water pressure ☐ Hot and cold reversed ☐ Rust/corrosion
☐ Door leaks

Toilet

☐ Satisfactory ☒ Marginal ☐ Poor ☐ Inoperable ☐ Loose bowl/tank ☐ Bowl/tank leaks
☐ Continuously calls for water ☐ Cracks/chips ☒ No shut off valve ☒ Seat/lid loose ☐ Discoloration
☐ Defective valves/flapper/internal components

Doors

☐ Satisfactory ☒ Marginal ☐ Poor ☒ Loose knob ☐ Door latch defective ☐ Difficult to open/close
☐ Door/lock out of alignment ☐ Drags the carpet/floor ☐ Damaged/holes

Windows

☒ Satisfactory ☐ Marginal ☐ Poor ☐ Inoperable ☐ Missing/torn screen(s)
☐ Broken/missing hardware ☐ Defective crank ☐ Cracked glass ☐ Discoloration
☐ Does not stay open ☐ Deterioration ☐ Insulated glass seal failure ☐ Aged
☐ No safety glass markings observed ☐ Window/lock out of alignment ☐ Difficult to operate
☐ Loose window sash ☐ Safety hazard

Walls/Ceiling

☒ Satisfactory ☐ Marginal ☐ Poor ☐ Cracks ☐ Damage ☐ Discoloration ☐ Holes
☐ Flaking/peeling

Floor

☒ Satisfactory ☐ Marginal ☐ Poor ☐ Slopes ☐ Squeaks ☐ Cracks ☐ Sags ☐ Gaps/holes
☐ Uneven surfaces ☐ Trip hazard

Receptacles/Lights

☒ Satisfactory ☐ Marginal ☐ Poor ☒ GFCI protected ☐ Inoperable ☐ Reverse polarity
☐ Open ground(s) ☐ Non GFCI ☐ GFCI inoperable ☐ 2 prong ☐ Cracked/broken
☐ Cover plates loose/missing/cracked ☐ Inoperable lights ☐ No apparent receptacles
☐ Safety hazard

Exhaust Fan

☐ Operable ☐ Inoperable ☐ Noisy ☐ Missing/cracked cover ☒ None

Photos



Bathroom.



Loose handle.



Unconventional trap underneath the sink. The trap has the potential to siphon and become dry thus creating the potential to allow sewer gases into the house. Also, it has the potential to make a knocking/gurgling sound when draining.



No water shut off valve.



Very low water pressure.



Rust/corrosion/discoloration along the bathtub.



Insect control.

Interior

Smoke/Carbon Monoxide Detectors

Comments Safety Tip - FamilyGuard recommends a smoke detector be present in all bedrooms and an additional smoke detector outside each sleeping location. In addition, FamilyGuard recommends a carbon monoxide detector and smoke detector be present on each living floor level, including habitable attics and basements.

Attic/Structure/Framing/Insulation

Attic ☐ No access ☒ Restricted access

Access limited by:

Some portions of the attic had limited access due to the lack of floor decking and excessive clutter.

Insulation ☐ Fiberglass ☐ Batts ☒ Loose ☒ Cellulose ☐ Foam ☐ Vermiculite ☐ Rockwool
Depth: Appx. 6+ inches ☒ Damaged ☒ Displaced ☐ Missing ☒ Compressed ☐ Damp/Wet
☒ Signs of rodent droppings ☒ Signs of nesting ☒ Signs of rodent tracks ☒ Debris

Ventilation ☒ Ventilation appears adequate ☐ Ventilation appears inadequate ☐ Mold like substance
☐ Crystallized sap ☐ Sap ☐ Inadequate ventilation can create moisture problems

Sheathing/Framing ☐ Unconventional cuts/alterations ☐ Defects observed ☒ Discoloration ☐ Moisture detected
☒ Delaminated ☒ Limited visibility ☐ Not visible

Electrical ☒ Open junction box(es) ☒ Exposed wires ☒ Knob and tube wiring observed
☐ Loose/unconventional wires ☒ Safety hazard

Photos



Missing handrail.



Traces of knob and tube wiring.



Wasps within the attic.



Apparent mice/rodent droppings.



Excessive debris. This appears to be the result from a pest infestation.



Excessive debris. This appears to be the result from a pest infestation. Also, exposed spliced wires.



Deterioration along the chase/chimney.



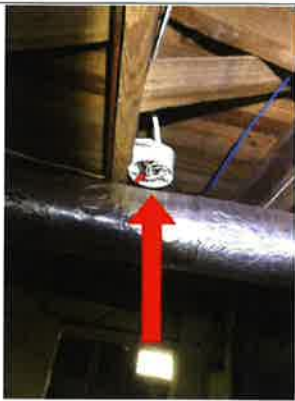
Exposed wires.



Aged wooden windows.

Basement

General Photos



Exposed wires.



Vegetation growing within the basement from the windows.



Unconventional column support.



The sump pump does not have a check valve. A check valve helps prevent water from flowing back into the sump pit. Check valves also help preserve the life of the pump.



Dampness/moisture detected. An active or intermittent water/moisture source can cause mold growth.



Rust/corrosion.



Traces of knob and tube wiring.



Horizontal cracks along the foundation/support walls.



Aged cast iron pipes.

Basement

Stairs

Condition

- ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Loose handrail ☐ Missing handrail
☒ Risers/treads uneven/unconventional ☐ Low overhead clearance ☐ Loose carpet ☐ Deterioration
☐ Safety hazard

Windows

Condition

- ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Inoperable ☐ Missing/torn screen(s)
☐ Broken/missing hardware ☐ Defective crank ☐ Cracked glass ☐ Discoloration
☐ Does not stay open ☒ Deterioration ☐ Insulated glass seal failure ☐ Egress restricted ☒ Aged
☐ Window/lock out of alignment ☐ Difficult to operate ☐ Loose window sash

Foundation/Floor

Condition

- ☐ Satisfactory ☒ Marginal ☐ Poor ☒ Limited visibility ☐ Fixed covered walls ☒ Cracks
☒ Signs of movement ☐ Moisture/dampness ☒ Monitor ☐ Mold like substance ☒ Efflorescence
☐ Uneven surfaces ☐ Safety hazard

Material

- ☒ Brick ☒ Concrete block ☐ Stone ☐ Poured concrete

Drainage

Sump Pump

- ☒ Operable ☐ Inoperable ☐ Cover/lid missing ☐ Improper discharge ☒ Aged ☐ Safety hazard
☐ None apparent

Comments

The general rule of thumb is that if you do not know how old your sump pump is, it should probably be replaced, or at the very least inspected, cleaned, and maintained. Most pumps should be replaced every five years or according to the manufacturer's suggestion. FamilyGuard always recommends a backup sump pump to the primary sump pump.

Columns/Joists/Subfloor

Condition

- ☐ Satisfactory ☒ Marginal ☐ Poor ☒ Partially visible ☒ Unconventional alterations/cuts
☐ Deterioration ☐ Mold like substance ☐ Wood destroying insect damage

Switches/Receptacles/Lights/Electrical

Condition

- ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Reverse polarity ☐ Open ground(s) ☐ Inoperable switch(es)
☐ Inoperable receptacle(s) ☐ 2 prong ☐ Cracked/broken ☐ Cover plates loose/missing/cracked
☐ Inoperable lights ☒ Exposed wires ☒ Open junction boxes ☒ Safety hazard

Additional Services

Radon Test

- ☐ Yes ☒ No

Mold Test

- ☐ Yes ☒ No

Comments

FamilyGuard always recommends performing a radon test and mold air quality test before purchasing a home.

Radon is a colorless, odorless, tasteless, and chemically inert radioactive gas. It is formed by the natural radioactive decay of uranium in rock, soil, and water. It can be found in all 50 states. Radon is the number one cause of lung cancer for non-smokers. Testing for radon is the only way of knowing how much radon is present in the house.

Mold is a living organism. Mold grows wherever it gets enough moisture/water to grow. Mold eats the material it grows on. Mold has the potential to cause property damage. In addition, mold spores can be released into the air and can cause respiratory problems, coughing, headaches, eye irritation, skin irritation and other health issues for those dwelling in the house. Performing a mold air quality test is the only way to know if mold levels are abnormal in the house. A mold air quality test can also sometimes help identify concealed surface mold, such as mold hidden behind drywall and insulation.

If you did not already and want a radon test or a mold air quality test, contact FamilyGuard at your earliest convenience. Please note - testing for radon and mold are additional expenses and are not covered in a general home inspection.

Plumbing

Water Service

Main Shut-Off Location ☒ Basement ☐ Garage ☐ Crawl space ☐ Interior

Visible Water Distribution Piping ☒ Copper ☐ Galvanized ☐ PVC plastic ☐ CPVC plastic ☐ PEX plastic
☐ Polybutylene plastic

Visible Drain/Waste/Vent Piping ☐ Copper ☒ Cast iron ☒ Galvanized ☒ PVC plastic ☐ Brass ☒ ABS

Condition of Water Distribution/Drain/Waste/Vent Piping ☐ Satisfactory ☒ Marginal ☐ Poor ☒ Corrosion

☐ Leaks ☒ S-traps/unconventional traps

☐ Improper fittings ☒ Hot water present

☐ No hot water present ☒ Partially visible

☐ Negative sloped drain pipes ☐ Aged pipes

☐ Please review entire report

Visible Fuel Lines ☐ Copper ☐ Brass ☒ Black iron ☐ Stainless steel ☐ CSST ☐ Galvanized

Condition of Fuel Lines ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Rust/corrosion

☐ Gas leak/carbon monoxide detected ☐ Safety hazard

Photos



Temperature reading of the hot water during the time of the inspection. The approximate temperature of the hot water was 116 degrees Fahrenheit.



Main water shut off valve.

Main Fuel Shut-Off Location

Location ☒ Exterior

Photos



Main fuel shut off valve.

Water Heater

General

Brand/Model #: AO Smith/KEN52912

Approximate Age: The approximate manufactured date of the water heater is 1984.

Plumbing

Water Heater cont.

General cont. Serial #: MK8429916Z99

Type

☐ Gas ☒ Electric ☐ Oil ☐ LP

Condition

☐ Satisfactory ☒ **Marginal** ☐ Poor ☐ No drip leg ☐ Loose/detached flue ☐ Negative sloped flue

☒ Rust/corrosion ☐ Holes in flue ☒ Aged ☐ Leaks ☐ Backdrafting

☒ T & P extension missing/improper length ☐ PEX within 18 inches of water heater ☐ Safety hazard

Photos



Water heater.



Missing temperature and pressure relief valve extension.



Corrosion.

Heating System

Heating System

Unit

Brand/Model #: Wayne/GX101

Approximate Age: The approximate age of the furnace is 30+ years.

- ☐ Satisfactory ☐ Marginal ☒ Poor ☒ Aged ☒ Inoperable ☐ Short cycles
☒ No current service record ☒ Recommend service ☐ Low supply temperature
☐ Defects with flue/fresh air pipe ☐ Filter needs cleaning/replacement
☒ Furnace/ductwork needs cleaning ☐ Ductwork needs insulation ☐ Defects with ductwork
☒ Rust/corrosion ☐ Noisy ☐ Dents/damage Serial #: 44113MT

Energy Source

- ☒ Gas ☐ LP ☐ Oil ☐ Electric ☐ Geothermal

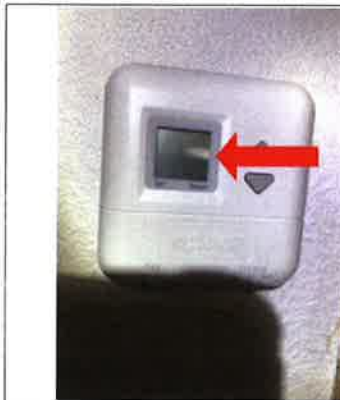
Heat Exchanger

- ☒ Sealed ☒ Not visible

Photos



Furnace.



The display on the thermostat was blank. The furnace or air conditioner could not be operated.

Whole House Humidifier

System Condition

- ☐ Satisfactory ☐ Marginal ☒ Poor ☒ Inoperable ☐ Rust/corrosion
☐ Leaks/signs of previous leaks ☒ Aged ☐ Recommend service

Photos



The whole house humidifier is inoperable.

Electrical

Electrical/Panels

Location of Panels/Subpanels ☒ Basement ☐ Garage ☐ Interior ☐ Exterior

Amperage/Voltage ☐ Unknown ☐ 60a ☒ 100a ☐ 125a ☐ 150a ☐ 200a ☒ 120v/240v

Branch Wire ☒ Copper ☐ Aluminum ☐ Not visible

Condition of Electrical/Panel ☐ Satisfactory ☒ Marginal ☐ Poor ☒ Double tap(s)

☐ Panel/breaker manufacturer mismatch ☐ Improper wire gauge/oversized breakers

☐ Loose/unused wire(s) ☐ Rust ☐ Unused knockouts ☐ Sharp-end screws

☐ Inadequate clearance to panel ☐ Open ground/reverse polarity receptacles

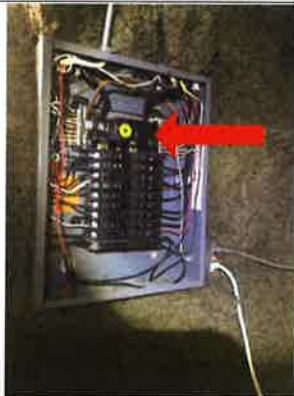
☒ Slight humming sound from panel ☐ Aged ☐ Loose circuit breakers

☒ Unconventional wiring ☒ Safety hazard

Comments

100 amp circuit breaker panels might not be able to meet modern day electrical demands.

Photos



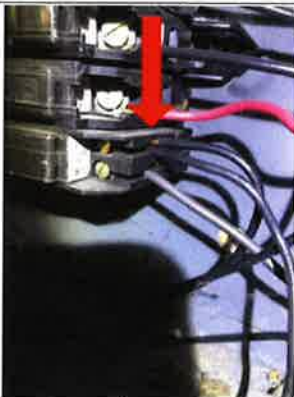
Main circuit breaker.



Loose/unused wires.



Double tapped neutrals.



Double tapped tandem breaker.

Office 1

Room

- Walls/Ceiling** ☐ Satisfactory ☒ **Marginal** ☐ Poor ☐ Cracks ☐ Damage ☐ Discoloration ☐ Holes
☒ Flaking/peeling
- Floor** ☐ Satisfactory ☒ **Marginal** ☐ Poor ☐ Slopes ☒ Squeaks ☒ Sags ☐ Gaps/holes
☐ Uneven surfaces ☐ Trip hazard
- Ceiling Fan** ☐ Satisfactory ☒ **Marginal** ☐ Poor ☐ Noisy ☒ Shakes during operation ☐ Inoperable
☐ Inoperable light(s)
- Switches/Receptacles/Lights** ☒ **Satisfactory** ☐ Marginal ☐ Poor ☐ Reverse polarity ☐ Open ground(s)
☐ Inoperable switch(es) ☐ Inoperable receptacle(s) ☐ 2 prong ☐ Cracked/broken
☐ Cover plates loose/missing/cracked ☐ Inoperable lights ☐ Safety hazard
- Doors** ☒ **Satisfactory** ☐ Marginal ☐ Poor ☐ Broken/missing hardware ☐ Door latch defective
☐ Difficult to open/close ☐ Weatherstrip torn/missing ☐ Door/lock out of alignment
☐ Defective storm door ☐ Double-keyed lock ☐ Damaged ☐ Drags the carpet/floor ☐ Safety hazard
- Windows** ☒ **Satisfactory** ☐ Marginal ☐ Poor ☐ Inoperable ☐ Missing/torn screen(s)
☐ Broken/missing hardware ☐ Defective crank ☐ Cracked glass ☐ Discoloration
☐ Does not stay open ☐ Deterioration ☐ Insulated glass seal failure ☐ Aged
☐ Window/lock out of alignment ☐ Difficult to operate ☐ Loose window sash

Photos



Office.



Flaking/peeling along the walls.



Spongy area along the floor.

Office 2

Room

Walls/Ceiling ☐ Satisfactory ☒ **Marginal** ☐ Poor ☐ Cracks ☒ Damage ☐ Discoloration ☐ Holes
☒ Flaking/peeling

Floor ☒ **Satisfactory** ☐ Marginal ☐ Poor ☐ Slopes ☒ Squeaks ☐ Sags ☐ Gaps/holes
☐ Uneven surfaces ☐ Trip hazard

Switches/Receptacles/Lights ☐ Satisfactory ☐ Marginal ☒ **Poor** ☐ Reverse polarity ☐ Open ground(s)
☐ Inoperable switch(es) ☒ Inoperable receptacle(s) ☐ 2 prong ☐ Cracked/broken
☐ Cover plates loose/missing/cracked ☐ Inoperable lights ☐ Safety hazard

Doors ☒ **Satisfactory** ☐ Marginal ☐ Poor ☐ Broken/missing hardware ☐ Door latch defective
☐ Difficult to open/close ☐ Weatherstrip torn/missing ☐ Door/lock out of alignment
☐ Defective storm door ☐ Double-keyed lock ☐ Damaged ☐ Drags the carpet/floor ☐ Safety hazard

Windows ☒ **Satisfactory** ☐ Marginal ☐ Poor ☐ Inoperable ☐ Missing/torn screen(s)
☐ Broken/missing hardware ☐ Defective crank ☐ Cracked glass ☐ Discoloration
☐ Does not stay open ☐ Deterioration ☐ Insulated glass seal failure ☐ Aged
☐ Window/lock out of alignment ☐ Difficult to operate ☐ Loose window sash

Photos



Office.



Inoperable receptacle.



Damaged ceiling tile.

Office 3

Room

Walls/Ceiling ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Cracks ☐ Damage ☐ Discoloration ☐ Holes

☐ Flaking/peeling

Floor ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Slopes ☒ Squeaks ☐ Sags ☐ Gaps/holes

☐ Uneven surfaces ☐ Trip hazard

Switches/Receptacles/Lights ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Reverse polarity ☐ Open ground(s)

☐ Inoperable switch(es) ☐ Inoperable receptacle(s) ☐ 2 prong ☐ Cracked/broken

☒ Cover plates loose/missing/cracked ☐ Inoperable lights ☒ Safety hazard

Doors ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Broken/missing hardware ☐ Door latch defective

☐ Difficult to open/close ☐ Weatherstrip torn/missing ☐ Door/lock out of alignment

☐ Defective storm door ☐ Double-keyed lock ☐ Damaged ☐ Drags the carpet/floor ☐ Safety hazard

Windows ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Inoperable ☒ Missing/torn screen(s)

☐ Broken/missing hardware ☐ Defective crank ☐ Cracked glass ☐ Discoloration

☐ Does not stay open ☐ Deterioration ☐ Insulated glass seal failure ☐ Aged

☐ Window/lock out of alignment ☐ Difficult to operate ☐ Loose window sash

Photos



Office.



The light makes a humming sound during operation.



Unconventional recessed receptacle and missing cover plate.



Missing window screens.



Missing trim along the floor.

Office 4

Room

Walls/Ceiling ☐ Satisfactory ☒ Marginal ☐ Poor ☒ Cracks ☐ Damage ☐ Discoloration ☐ Holes
☐ Flaking/peeling

Floor ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Slopes ☒ Squeaks ☐ Sags ☐ Gaps/holes
☐ Uneven surfaces ☐ Trip hazard

Switches/Receptacles/Lights ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Reverse polarity ☐ Open ground(s)
☐ Inoperable switch(es) ☐ Inoperable receptacle(s) ☐ 2 prong ☐ Cracked/broken
☐ Cover plates loose/missing/cracked ☐ Inoperable lights ☐ Safety hazard

Doors ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Broken/missing hardware ☒ Door latch defective
☐ Difficult to open/close ☐ Weatherstrip torn/missing ☐ Door/lock out of alignment
☐ Defective storm door ☐ Double-keyed lock ☐ Damaged ☐ Drags the carpet/floor ☐ Safety hazard

Windows ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Inoperable ☐ Missing/torn screen(s)
☐ Broken/missing hardware ☐ Defective crank ☐ Cracked glass ☐ Discoloration
☐ Does not stay open ☐ Deterioration ☐ Insulated glass seal failure ☐ Aged
☐ Window/lock out of alignment ☐ Difficult to operate ☐ Loose window sash

Photos



Office.



The door does not properly latch.



The lights make a humming noise during operation.



Cracks along the walls.

Office 5

Room

Walls/Ceiling ☐ Satisfactory ☒ **Marginal** ☐ Poor ☒ Cracks ☐ Damage ☐ Discoloration ☐ Holes
☐ Flaking/peeling

Floor ☒ **Satisfactory** ☐ Marginal ☐ Poor ☐ Slopes ☒ Squeaks ☐ Sags ☐ Gaps/holes
☐ Uneven surfaces ☐ Trip hazard

Switches/Receptacles/Lights ☒ **Satisfactory** ☐ Marginal ☐ Poor ☐ Reverse polarity ☐ Open ground(s)
☐ Inoperable switch(es) ☐ Inoperable receptacle(s) ☐ 2 prong ☐ Cracked/broken
☐ Cover plates loose/missing/cracked ☐ Inoperable lights ☐ Safety hazard

Doors ☐ Satisfactory ☒ **Marginal** ☐ Poor ☐ Broken/missing hardware ☒ Door latch defective
☐ Difficult to open/close ☐ Weatherstrip torn/missing ☐ Door/lock out of alignment
☐ Defective storm door ☐ Double-keyed lock ☐ Damaged ☐ Drags the carpet/floor ☐ Safety hazard

Windows ☒ **Satisfactory** ☐ Marginal ☐ Poor ☐ Inoperable ☐ Missing/torn screen(s)
☐ Broken/missing hardware ☐ Defective crank ☐ Cracked glass ☐ Discoloration
☐ Does not stay open ☐ Deterioration ☐ Insulated glass seal failure ☐ Aged
☐ Window/lock out of alignment ☐ Difficult to operate ☐ Loose window sash

Photos



Office.



The light makes a humming noise during operation.



The center light is inoperable.



The door does not properly latch.



Cracks along the walls.